



The next regular meeting of the Greensboro Zoning Commission will be held on **Monday, October 9, 2006**, at 2:00 p.m., in the Council Chamber of the Melvin Municipal Office Building. The tentative agenda is as follows:

1. Approval of the minutes of the September 11, 2006 regular meeting.
2. Public Hearings:

Old Business:

- A. An ordinance rezoning from RS-7 Residential Single Family to Conditional District – RM-26 Residential Multifamily with the following condition:
 - 1) Uses limited to a child day care center or single family dwelling.

- for a portion of the property located on the north side of Ryan Street between Tucker Street and Joyce Street – for Mr. and Mrs. Vincent Whitt, Sr. (Continued from September 11, 2006 meeting) (Sheet 30)

New Business:

- A. An ordinance rezoning from Light Industrial to Central Business – for a portion of the property located on the east side of McAdoo Avenue between King Street and Victor Place – for Seth Coker. (Sheet 1)
- B. An ordinance rezoning from Light Industrial to Conditional District – General Business with the following conditions:
 - 1) All uses permitted in the GB zoning district except convenience stores with fuel pumps and any use requiring drive-through service.
 - 2) Maximum of one vehicular access point on W. Market Street.

- for a portion of the property located on the north side of West Market Street opposite Winola Court – for Sergio Gonzalez. (Sheet 116)
- C. An ordinance rezoning from Light Industrial to Conditional District – General Business with the following conditions:
 - 1) All uses allowed in GB except any use with drive-through service shall not be permitted, as well as gasoline service stations and convenience stores with fuel pumps.
 - 2) Existing building shall be retained and renovated.

- for a portion of the property located on the south side of East Market Street between Durham Street and South Raleigh Street – for Jesse J. Morehead. (Sheet 15)

- D. An ordinance establishing original zoning from County Zoning Agricultural to City Zoning RS-12 Residential Single Family – for a portion of the property located north of Brightwood School Road between Holders Road and Bladen Road – for Ned Armstrong. (Sheets 235, 236)

- E. An ordinance rezoning from RS-12 Residential Single Family to Conditional District – Planned Unit Development – Infill with the following conditions:

- 1) Uses: Maximum of 4 attached single family homes designed for sale.
- 2) The buildings shall be substantially brick construction.
- 3) Building height measured from the bottom of the first floor shall not exceed 34 ft. and shall be no more than 2-stories.
- 4) All units will have 2-car garages minimum.
- 5) To be developed in conjunction with CD-PDI #3434.

- for a portion of the property located on the north side of West Cornwallis Drive between Elmwood Drive and Wrenn Street – for Gary Jobe. (Sheet 28)

- F. An ordinance establishing original zoning from County Zoning Agricultural to City Zoning RS-12 Residential Single Family – for a portion of the property located south of the terminus of Shimer Drive, east of Amberwood Drive and south of Hilltop Road – for the City of Greensboro. (Sheets 214, 215)

- G. An ordinance rezoning from RS-12 Residential Single Family and General Office High Intensity to Shopping Center – for a portion of the property located on the north side of Vanstory Street between Veasley Street and Pinecroft Road – for Koury Corporation. (Sheets 43, 72)

3. Items from the Planning Department:
4. Items from the Zoning Commission Members:
5. Acknowledgment of Absences:

Richard W. Hails, AICP
Planning Director